007.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,600 / 859,600
					USE VALUE:	859,600 / 859,600
					ASSESSED:	859,600 / 859,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38	-40	LAKEHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CIAMPA THOMAS M/ TRUSTEE	
Owner 2:	CHARLES J CIAMPA 2018 IRREVOCA	
Owner 3:	JOSEPHINE C CIAMPA 2018 IRREVO	
Street 1:	C/O CHARLES CIAMPA	
Street 2:	222 SYLVIA ST	
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: N
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	CIAMPA CHARLES J--ETAL -
Owner 2:	CIAMPA JOSEPHINE C -
Street 1:	222 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .097 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4214.000	422,500		437,100	859,600
Total Card	0.097	422,500		437,100	859,600
Total Parcel	0.097	422,500		437,100	859,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.31 | /Parcel: 389.31

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 6629

GIS Ref

GIS Ref

Insp Date 02/20/18

!713!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	422,500	0	4,214.	437,100	859,600		Year end	12/23/2021
2021	104	FV	403,000	0	4,214.	437,100	840,100		Year End Roll	12/10/2020
2020	104	FV	403,000	0	4,214.	437,100	840,100	840,100	Year End Roll	12/18/2019
2019	104	FV	313,800	0	4,214.	464,500	778,300	778,300	Year End Roll	1/3/2019
2018	104	FV	313,800	0	4,214.	338,800	652,600	652,600	Year End Roll	12/20/2017
2017	104	FV	294,000	0	4,214.	295,100	589,100	589,100	Year End Roll	1/3/2017
2016	104	FV	294,000	0	4,214.	251,400	545,400	545,400	Year End	1/4/2016
2015	104	FV	261,400	0	4,214.	245,900	507,300	507,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:54:14

LAST REV

Date	Time
10/10/19	13:27:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 713

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA CHARLES	73288-146	1	9/16/2019	Convenience	10	No	No		
	12248-238		7/19/1972		37,500	No	No		N

USER DEFINED

Prior Id # 1:	6629
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2018	628	New Wind	5,100	C				
7/19/2011	714	Manual	6,800					REBUILD FRT STAIRS
6/30/2003	520	Re-Roof	5,500					
7/18/1996	325	Manual	6,085					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
2/20/2018	MEAS&NOTICE	BS	Barbara S
5/13/2009	Measured	372	PATRIOT
3/21/2000	Inspected	276	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4214		Sq. Ft.	Site		0	80.	1.30	1									437,137						437,100	

Total AC/HA:	0.09674	Total SF/SM:	4214	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	437,137	Spl Credit		Total:	437,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	2	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.98980200
Adj $ / SQ:	200.532
Other Features:	90300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	612285
Depreciation:	189808
Depreciated Total:	422476

COMMENTS

SCUTTLE OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

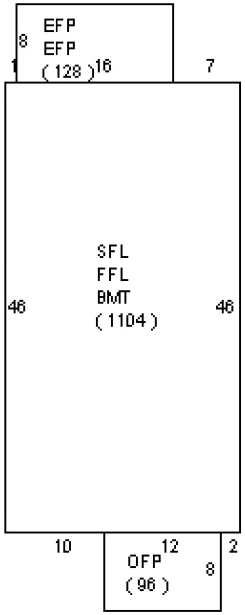
No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	200.53
Special Features:	0	Val/Su Net:	115.31
Final Total:	422500	Val/Su SzAd	191.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	60.160	66,416
FFL	First Floor	1,104	200.530	221,387
SFL	Second Floor	1,104	200.530	221,387
EFP	Enclos Porch	256	37.470	9,593
OFP	Open Porch	96	33.340	3,201

Net Sketched Area:	3,664			Total:	521,984
Size Ad	2208	Gross Area	3664	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

007.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: